



**4 Church Road, Lilleshall, TF10 9HJ**

**Offers In The Region Of £525,000**

Nestled on the charming Church Road in Lilleshall, Newport, this splendid, detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that every gathering is a memorable one.

### Hallway

The hallway provides a welcoming entrance with views through to the living room and access to the cloakroom. It connects the main reception spaces and leads to the staircase rising to the first floor.

### Living Room 12'3" x 17'10" (3.74 m x 5.43 m)

This inviting living room features exposed wooden beams across the ceiling and a charming brick fireplace inset with a log-effect gas fire. Stained glass windows on either side of the fireplace add character and a splash of colour, while a full-height window fills the space with natural light and offer views towards the garden and beyond.

### Kitchen 12'4" x 12'5" (3.75 m x 3.80 m)

The kitchen is spacious and practical, fitted with wood-fronted cabinets and a tiled floor with a classic pattern. It includes a built-in four-burner gas hob and sunken sink-drainer sat beneath a window with views over the outdoor garden space. The kitchen benefits from a serving hatch through to the dining room and sliding glass doors leading out to a patio area, creating a light and sociable hub.

### Dining Room 12'0" x 12'1" (3.66 m x 3.69 m)

The dining room is positioned adjacent to the kitchen, offering a cosy yet generous space with a large, front-facing window that allows plenty of daylight to flood in. This room is ideal for family meals or entertaining guests in a more formal setting.

### Cloakroom 5'6" x 5'1" (1.67 m x 1.54 m)

The cloakroom is a handy space on the ground floor featuring a toilet and wash basin beneath a frosted window, with neutral wall tiling and pale fittings.

### Landing

The first floor landing area is brightened by stained glass windows and provides access to the bedrooms and bathrooms. It features a traditional banister and retains period charm in keeping with the rest of the home.

### Bedroom One 13'11" x 10'4" (4.24 m x 3.16 m)

Bedroom One is a spacious principal bedroom with an ensuite shower room and features windows that offer countryside views to the front of the property. The room has a calm, welcoming atmosphere with ample space for bedroom furniture and features many built-in wardrobe and cupboards.

### Ensuite 5'11" x 2'11" (1.79 m x 0.89 m)

The ensuite shower room off Bedroom One is compact and practical with a shower enclosure, toilet, and sink, finished with neutral tiling and a window providing natural light.

### Bedroom Two 12'3" x 12'5" (3.74 m x 3.79 m)

Bedroom Two is a generous double bedroom featuring a fireplace, window that provides natural

light and views towards the exterior, and two feature stained-glass windows to echo those in the living room. The room has a spacious feel and presents the potential for a variety of layouts.

### Bedroom Three 12'3" x 7'11" (3.74 m x 2.41 m)

Bedroom Three is a double bedroom with a window overlooking the front lawn. It is a neat and practical room with a simple and bright atmosphere.

### Bedroom Four 12'2" x 6'5" (3.71 m x 1.97 m)

Bedroom Four is a narrower bedroom with a rear-facing window that captures light from the outside. It is well suited to be a single bedroom, nursery, or home office space.

### Bathroom 8'1" x 6'1" (2.47 m x 1.86 m)

The main bathroom features a bath, toilet, bidet, and a window providing daylight. It has wood panelled storage cabinets beneath the basin and a traditional feel.

### Front Exterior

The front exterior of the property showcases a traditional brick-built home with pitched roofs and multiple chimneys. A spacious driveway leads to twin garages, while a well-kept lawn and mature hedging frame the entrance to the house, creating a welcoming setting with rural views beyond.

### Rear Garden

The rear garden is an extensive lawn bordered by mature hedges and trees, offering privacy and a sense of tranquility. There is a paved patio area ideal for outdoor seating and entertaining, framed by low brick walls and planted beds for seasonal colour. The garden extends to open countryside, providing peaceful views and a rural backdrop.

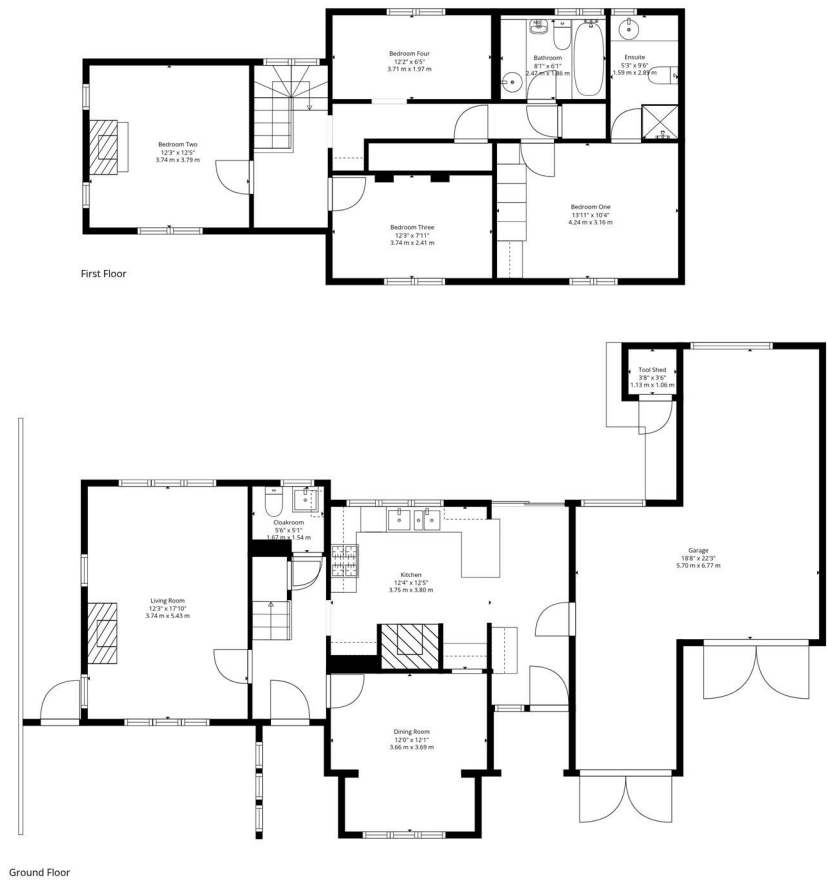
### Gated Entrance

The gated entrance to the property features brick pillars and wrought iron gates, adding a sense of privacy and security while complementing the traditional style of the home.

### Garage 14'7" x 22'3" and 7'9" x 20'2" (4.45 m x 6.78 m and 2.38 m x 6.15 m)

The garage comprises two sections: a narrower integrated garage which opens into a larger, offset garage space. Both provide ample space for vehicles and storage, accessed via the driveway and internally through the kitchen.

Floor Plan



TOTAL: 1484 sq. ft, 138 m2

GROUND FLOOR: 717 sq. ft, 67 m2, FIRST FLOOR: 767 sq. ft, 71 m2

EXCLUDED AREAS: UNDEFINED: 710 sq. ft, 66 m2, GARAGE: 393 sq. ft, 37 m2, TOOL SHED: 13 sq. ft, 1 m2, WALLS: 185 sq. ft, 16 m2

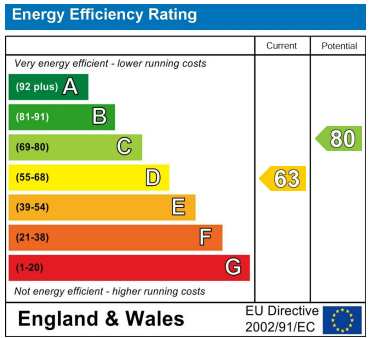


Measurements Deemed Highly Accurate But Not 100%. Now Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



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